

**DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division**

TO: City Council Commercial Center Improvement Committee
Council Member Kevin Dowling, Chairperson
Council Member Barbara Halliday
Council Member Bill Ward

THRU: Jesús Armas, City Manager

FROM: Sylvia Ehrental, Director of Community & Economic Development

SUBJECT:	City Council Commercial Center Improvement Committee Agenda
DATE:	Monday, June 27, 2005
TIME:	5:30 p.m. – 6:30 p.m.
LOCATION:	Work Session Room 2A, Second Floor

City Council Commercial Center Improvement Committee
June 27, 2005
5:30 p.m. – 6:30 p.m.
2nd Floor Work Session Room 2A

Hayward City Hall
777 'B' Street
Hayward, CA 94541

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS *(The Committee welcomes your comments at this point for items not on the agenda. If you have a comment about an item listed here, the Committee requests that your comments be made when that item is discussed.)*

AGENDA ITEMS

- | | |
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| 1. Condition of Shopping Centers City-Wide | <u>Action</u>
Review and Comment |
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ADJOURNMENT

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cc: Mayor Cooper
City Manager
Assistant City Manager
Deanna Bogue
Public Works Director

City Clerk
Planning Manager
CED Administrator
Daily Review
Main Library

Council Member Dowling
Council Member Halliday
Council Member Ward
Richard Patenaude
Post



CITY OF HAYWARD STAFF REPORT

AGENDA DATE 6/27/02
AGENDA ITEM 1

TO: City Council Commercial Center Improvement Committee
FROM: Director of Community and Economic Development
SUBJECT: Review and Discussion Regarding the Condition of Shopping Centers City-Wide
RECOMMENDATION:

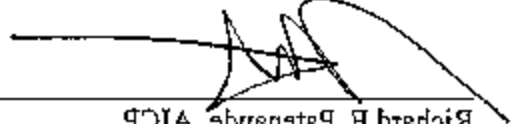
It is recommended that the CCCCIC review the staff presentation of various shopping centers city-wide and provide comments to the staff regarding challenges and opportunities.

DISCUSSION:

At its meeting of May 24, 2004, Committee members requested that staff prepare an inventory of shopping centers to enable a review of where improvements are needed. Since then, the Committee reviewed, with the owners, the condition and status of Haymont Village, Bedford Plaza and Superway Center. The owner of the Chavez Market/Big Lots center (West Tennyson Road at Tampa Avenue) declined to participate, and there was no response from the owners of Winton Plaza (Winton Avenue at Grand Street) and the center at Mission Boulevard/Industrial Parkway. As a result of these discussions, the owner of Haymont Village has shown interest in replacing the center with a mixed-use development. Also, the owner of Bedford Plaza has secured Mi Pueblo Food Center as a major tenant, and the Committee since reviewed facade improvement plans to accommodate the market. As a side note, Mi Pueblo Food Center has selected a second Hayward location at Huntwood Manor. The Committee had also reviewed an application for facade improvements to this center, but the owner has backed away from those plans due to the extent of the other property improvements needed. Mi Pueblo is aware that its tenant improvements would also require parking lot improvements, including the addition of landscaping.

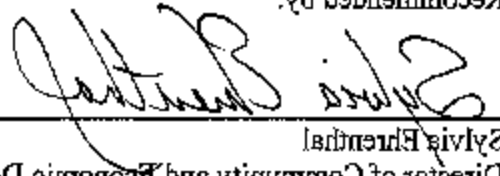
Staff recommends that the Committee continue its focus with review on the following six shopping centers: Vermont Plaza, Fairway Park, the center at 21821-21992 Mission Boulevard (at Sunset), Hayward Plaza (Toys R Us), Hesperian Plaza, and Walgreen's center (West Tennyson Road). These centers are marked by a combination of a lack of strong sense of entry, a weak presence along the street, monolithic parking with no provision for pedestrian movements or landscaping, nonconforming signs, and dated architectural design. Slides showing the condition of these centers will be presented at this meeting. Comments provided at this meeting would aid in the development of a schedule for more-detailed review of the individual centers.

Prepared by:



Richard E. Patenaude, AICP
Principal Planner

Recommended by:



Sylvia Brundage
Director of Community and Economic Development

Approved by:



Jesus Armas, City Manager